

075.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

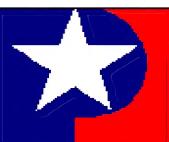
925,300 / 925,300

USE VALUE:

925,300 / 925,300

ASSESSED:

925,300 / 925,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ROBIN HOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ALUIA JOSEPH	
Owner 2: ALUIA LANG CAROLINE	
Owner 3:	

Street 1: 18 ROBIN HOOD RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: TROIKE JOHN R/NOEL W -
Owner 2: -
Street 1: 18 ROBIN HOOD RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Clapboard Exterior and 2622 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	4									451,500						451,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7500.000	473,800		451,500	925,300			
Total Card		0.172	473,800		451,500	925,300	Entered Lot Size		
Total Parcel		0.172	473,800		451,500	925,300	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	352.90	/Parcel: 352.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	473,900	0	7,500.	451,500	925,400	925,400	Year End Roll	12/18/2019
2019	101	FV	353,700	0	7,500.	451,500	805,200	805,200	Year End Roll	1/3/2019
2018	101	FV	353,700	0	7,500.	387,000	740,700	740,700	Year End Roll	12/20/2017
2017	101	FV	353,700	0	7,500.	361,200	714,900	714,900	Year End Roll	1/3/2017
2016	101	FV	353,700	0	7,500.	309,600	663,300	663,300	Year End	1/4/2016
2015	101	FV	334,600	0	7,500.	277,400	612,000	612,000	Year End Roll	12/11/2014
2014	101	FV	334,600	0	7,500.	256,700	591,300	591,300	Year End Roll	12/16/2013
2013	101	FV	334,600	0	7,500.	244,800	579,400	579,400		12/13/2012

Parcel ID 075.0-0002-0002.0

!6247!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TROIKE JOHN R/N	45718-434		7/28/2005		552,000	No	No		
TROIKE JOHN	45718-432		7/28/2005	Family	99	No	No		
TROIKE JUDITH A	21743-245		2/7/1992		99	No	No	A	

PAT ACCT.

6247

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2018	1401	New Wind	8,515	C				
9/6/2018	1282	Wood Dec	25,000	C				
12/31/2015	1986	Manual	6,400					
11/18/2013	1695	Re-Roof	12,500	C				
7/13/2006	582	Dormers	122,000			G8	GR FY08	ADD 2 BDRMS 2 BTHS

ACTIVITY INFORMATION

Sign:

Date	Result	By	Name
10/26/2018	Meas/Inspect	BS	Barbara S
1/31/2014	Info Fm Prmt	EMK	Ellen K
2/12/2009	Meas/Inspect	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
12/3/2005	MLS	MM	Mary M
11/5/1999	Inspected	267	PATRIOT
10/21/1999	Measured	263	PATRIOT
8/6/1993		RV	

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 15 - Old Style	1	Rating: Good		Full Bath: 1	Rating: Good			OF=XTRA SINK IN BATH.												
Sty Ht: 1A - 1 Sty +Attic	1	Total: 1		A Bath: 1	Rating: Average															
(Liv) Units: 1				3/4 Bath: 1	Rating: Good															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 2 - Clapboard				A HBth:	Rating:															
Sec Wall:		%		OthrFix: 1	Rating: Good															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fppl: 1	Rating: Good															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C+ - Average (+)				CONDOS INFORMATION																
Year Blt: 1916	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:		1	9	4	M											
Sec Int Wall:	Economic:		%	Additions:																
Partition: T - Typical	Special:		%	Kitchen:																
Prim Floors: 3 - Hardwood	Override:		%	Baths:																
Sec Floors:	Total:	18.6	%	Plumbing:																
Bsmnt Flr: 12 - Concrete				Electric:																
Subfloor:				Heating:																
Bsmnt Gar:				General:																
Electric: 3 - Typical				Totals	1	9	4													
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 3 - Forced H/W																				
# Heat Sys: 1	% AC: 100																			
% Heated: 100																				
Solar HW: NO	Central Vac: NO																			
% Com Wall	% Sprinkled:																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 075.0-0002-0002.0										IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X12	A	AV	2018	0.00	T	1	101								
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc				